

001.A

0001

0046.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

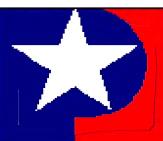
899,200 / 899,200

USE VALUE:

899,200 / 899,200

ASSESSED:

899,200 / 899,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	MABIUS MIHAELA & DAVID	Unit #:	B
Owner 2:			
Owner 3:			
Street 1:	46 MAGNOLIA ST UNIT B		
Street 2:			

Twn/Cty:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER
Owner 1: JACOBSON MARC & SHARON -
Owner 2: -
Street 1: 46 MAGNOLIA ST UNIT B
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Asbestos Exterior and 1782 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

102 Condo 0 Sq. Ft. Site
0 0. 0.00 8244

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	895,900	3,300		899,200		313018
							GIS Ref
							GIS Ref
							Insp Date
							05/10/18

PREVIOUS ASSESSMENT								Parcel ID	001.A-0001-0046.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	895,900	3300	.		899,200		Year end	12/23/2021
2021	102	FV	870,100	3300	.		873,400		Year End Roll	12/10/2020
2020	102	FV	857,300	3300	.		860,600	860,600	Year End Roll	12/18/2019
2019	102	FV	746,600	3300	.		749,900	749,900	Year End Roll	1/3/2019
2018	102	FV	661,500	3300	.		664,800	664,800	Year End Roll	12/20/2017
2017	102	FV	603,900	3300	.		607,200	607,200	Year End Roll	1/3/2017
2016	102	FV	546,200	3300	.		549,500	549,500	Year End	1/4/2016
2015	102	FV	551,200	3300	.		554,500	554,500	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACOBSON MARC &	67830-65		8/17/2016		761,000	No	No		
DEDHAM DEVELOPM	56756-475		4/20/2011		542,500	No	No		

BUILDING PERMITS								ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/14/2020	760	Redo Bas	15,100	C					5/10/2018	Measured	DGM	D Mann
7/14/2020	776	Redo Bas	15,000	C					8/28/2013	Info Fm Plan	BR	B Rossignol
									1/24/2012	NEW CONDO	BR	B Rossignol

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION	
Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	Very Good	GLA=1782 SFT.
A Bath:		Rating:		
3/4 Bath:		Rating:		
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:		Rating:		

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY	LR	DR	D K FR RR BR FB HB L O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	7	BRs:	4
	Baths:	2	HB	

UnSketched SubAreas:
GLA: 1782,

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1907
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	

Floor: M - Multi-Level

% Own: 40.00000000

Name:

DEPRECIATION

Phys Cond: GV - Good-VG

Functional:

Economic:

Special:

Override:

REMODELING

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
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1	7	4	
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Totals		
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1	7	4
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CALC SUMMARY

Basic \$ / SQ: 305.00

Size Adj.: 1.23922563

Const Adj.: 0.94990498

Adj \$ / SQ: 359.030

Other Features: 90626

Grade Factor: 1.10

NBHD Inf: 1.25000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 1004323

Depreciation: 108467

Deprecated Total: 895856

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
88	001.A-0001-0046.B		7/1/1998	290,000
84	001.A-0001-0046.B		9/1/1998	281,000
83	001.A-0001-0046.B		6/24/1998	298,000
82	001.A-0001-0046.B		10/2/1998	295,000
82	001.A-0001-0046.B		2/9/1998	200,000
81	001.A-0001-0046.B		11/17/1998	275,000
WtAv\$/SQ:		AvRate:	83.33	Ind.Val 211660.6000
Juris. Factor:	1.00		Before Depr:	493.67
Special Features:	0		Val/Su Net:	502.75
Final Total:	895900		Val/Su SzAd	502.75

SKETCH

PARCEL ID	001.A-0001-0046.B
Code	Description
Area - SQ	1,782
Rate - AV	359.030
Undepr Value	639,791
Sub Area	
% Usbl	
Descrip	
% Type	
Qu	
# Ten	

Net Sketched Area:	1,782	Total:	639,791
Size Ad	1782	Gross Area	1782
		FinArea	1782

IMAGE



AssessPro Patriot Properties, Inc

MOBILE HOME	Make:	Model:	Serial #	Year:	Color:
SPEC FEATURES/YARD ITEMS					
Code	Description	A Y/S	Qty	Size/Dim	Qual Con Year
3	Garage	D Y	1	20X10	A AV 1925
					Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value
					27.50 T 40 102 3,300 3,300
					Total:
					3,300
More: N					
Total Yard Items:		3,300	Total Special Features:		